



# **Land Offering**

## **Green Springs Block**

**570.58 ± Acres**

**Washington, Utah**





## **LOCATION & PROPERTY DESCRIPTION**

### **LOCATION**

The Green Springs block is located on the north side of the newly completed Washington Parkway in Washington City, Utah, north of Main Street. The block is located in T42S R15W SLB&M.

### **DESCRIPTION**

The Green Springs block is arguably the crown jewel of the Trust Land's Development portfolio in Washington County. These lands are situated in the red foothills that overlook Pine Valley Mountain. The property borders the Desert Tortoise Reserve, which provides a pristine backdrop where development is prohibited. The red foothills provide a labyrinth of alcoves and nooks that provide some of the most picturesque and secluded views in the County.

A legal description for this block has not yet been written, but the School Trust Lands Administration will provide one when needed.

### **ENTITLEMENTS**

The existing zoning for this block is "Open Space," but the 570.58 acre block is part of a larger engineering master plan, showing the lands being offered can support approximately 294.10 acres of low density residential, 46.5 acres of medium high density residential, 33.10 acres for parks and a school, and about 196.88 acres of open space and roads.

The successful applicant may consider rezoning the block as a PCD or PUD zone that would allow for a variety of uses, or they may choose to zone each development bubble separately as shown on the master plan and as contemplated in the City's general plan.

### **UTILITIES**

It is assumed all infrastructure is within the block, although upsizing of certain utilities may be required depending on actual development and need. A complete engineering masterplan can be made available upon request. The applicant is expected to verify and investigate all items regarding utilities and infrastructure.

### **IMPROVEMENTS**

The successful purchaser/development partner of the RFP lands will be required to construct/pay for all roadway improvements, infrastructure, development of the pads, marketing of the project, etc. In addition, an approved trail system will also be required.

### **NEARBY DEVELOPMENTS**

The Green Springs block sits on the north side of I-15 at milepost 13. A 200-acre parcel on the south side of Washington Parkway (now known as Brio) was released from the larger Green Springs block a number of years ago and is in the finishing stages of its development. To the immediate west lies Washington City's Green Spring Golf Course.

To the east of the Green Springs block lies the Coral Canyon development and the Coral Canyon Golf Course. To the south is the Sienna Hills development. Milepost 13 contains about 200 acres of prime commercial freeway property. The north side of milepost 13 has approximately 80 acres of commercial property that will soon become a health care campus and it is anticipated that many of the homes in the Green Springs block will provide homes for the doctors and nurses working at the campus. The south side of milepost 13 has 40 acres that will soon become a luxury brand auto mall (this will be west of the Maverik gas station) and an additional 80 acres of amenity-driven retail on the east side of the Maverik going up towards Coral Canyon. Construction on all of these projects is anticipated to begin in 2021.

### **PROPERTY CONDITION**

The Green Springs block is mostly ungraded in a natural, raw condition. A few exceptions exist, including a small network of unapproved dirt roads, some approved dirt roads that lead to City infrastructure and the Tortoise Reserve Boundary, and various utility easements, etc.



**Washington Fault Zone**– The Washington fault zone is a latest Pleistocene to late Quaternary fault in Utah and Arizona near the western margin of the Colorado Plateau, extending northward from the Shivwits Plateau in Arizona into the St. George basin of southwestern Utah. The northern portion of this zone runs through portions of this block. Extensive fault studies were conducted on the MHD5 and CEM1 parcels (not a part of this offering). The results of those studies concluded that significant portions of the areas on and around the faults are not developable using normal construction methods.

It should be noted that many homes in Washington City have been built on the same quaternary fault. However, in an abundance of caution, the Trust does not feel that building “normal” homes on or near the fault zone would be wise. The Trust recommends two potential alternatives with these lands:

1. **Luxury Homes.** Although it might not pencil to put money into median-value homes that could withstand potential movements along the fault zone, it probably makes a lot of sense to build high-end seismically-sound luxury homes in gated communities along these fault lines.
2. **Amenity.** This area would be an ideal location for a luxury gated golf course or other project specific amenities, such as fishing/recreation lake(s), zip lines, an equestrian park, etc.

The applicant may choose to do additional studies along the fault zone. The studies that have already been done on the MHD5 and CEM1 parcels can be made available upon request.

#### **OFFER INFORMATION**

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan
- Term of property inspection period
- Term of closing
- Anticipated construction begin date

Additional pages may be necessary.

#### **Green Springs Block – Advertisement Proposal Details**

##### **Green Springs**

**SUBMIT SEALED PROPOSALS TO:** SITLA  
ATTN: Aaron Langston

**ADDRESS:** 2303 N. Coral Canyon Blvd. Suite 100-A  
Washington, UT 84780

**CLOSING FOR SUBMITTAL OF PROPOSALS:** September 25, 2020, 3:00 PM

**ANTICIPATED BOARD APPROVAL:** November 2020

**FURTHER INFORMATION:** Aaron Langston  
At above address  
(435) 652-2950

*SITLA reserves the right to reject any or all proposals.*



## Information for Potential Bidders

### Proposals

*Development Proposals:* SITLA requests Development proposals for the property known as the Green Springs block. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

*Form:* Each development proposal shall be submitted in a sealed envelope bearing the words “**Green Springs.**” Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

*Signatures:* All proposals shall be signed and have the full address written in the appropriate spaces.

*Withdrawal:* Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

*Opening:* Proposals will not be publicly opened.

*Proposed compensation structure:* Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partner can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. The Trust does not subordinate; under no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined.



## Proposal Form

Proposal is submitted to: SITLA, Attn: Aaron Langston  
2303 N. Coral Canyon Blvd., Ste. 100-A  
Washington, UT 84780

Date: \_\_\_\_\_

Business Name: \_\_\_\_\_

Respondent Name: \_\_\_\_\_

Title: \_\_\_\_\_

Business Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

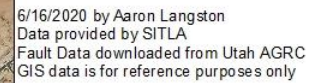
Signature(s) \_\_\_\_\_

[illegible]

Submitters may use the table above, or their own form if more details are needed.



Green Springs RFP Lands (with fault lines shown)  
Land boundaries and acreages are estimates only.

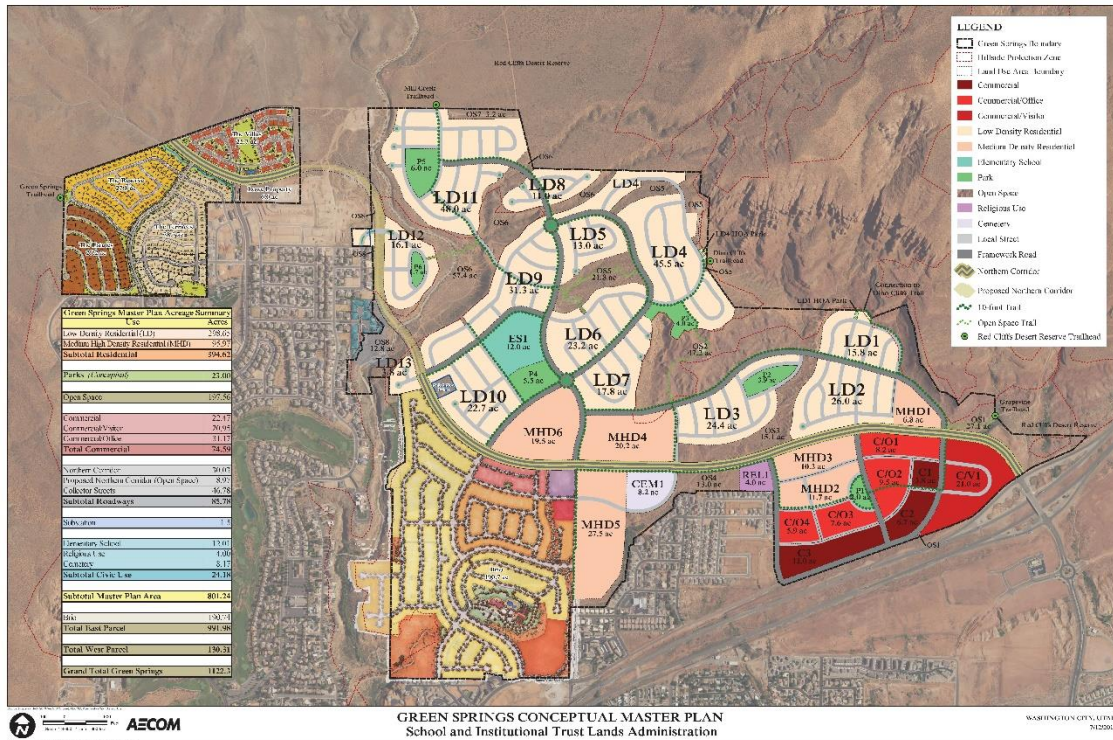


LD12 is shown having two separated parcels, one on either side of Washington Parkway. The 15.4 acres for that parcel shown in the table includes the smaller parcel on the west side of the Parkway, even though it is shown to be outside of the RFP lands. The smaller parcel was formerly owned by the City. Applicant may choose to include or exclude that smaller parcel. Excluding it reduces the total acreage by about 3.6 acres for a total of 566.95 acres.



## Exhibit B

### Green Springs Master Plan





**Exhibit C**  
Select Photos



Looking north past Main Street on the dirt road that leads to the Desert Tortoise Reserve and the Millcreek Trailhead. This location is somewhere on or near parcel LD11.



Step-over gate leading to the Millcreek Trailhead. This is the northwest edge of the RFP lands.





This photo was taken near the City tank (east edge of parcel LD4), looking west.



This photo was taken in the OS2 parcel and looks east along the northern edge of parcels LD3 and LD1.





This photo looks north towards the Desert Tortoise Reserve. It shows some of the scenic backdrops that parcel LD1 offers.



This photo was taken from parcel LD3 and looks northwest towards the City water tank.